

Specialized Residential (R.1) Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Residential 1 (R.1) **Zones**. In these cases, specific R.1 Restricted Defined Areas (Specialized R.1 Zones) have been established and these are indicated by hyphenated **Zone** designations (e.g., R.1A-1, R.1B-1, R.1B-3, etc.).

The R.1 **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any R.1 Restricted Defined Area.

The following R.1 Restricted Defined Areas (Specialized R.1 **Zones**) are herein set out:

5.1.3.3 Restricted Defined R.1C Areas – Specialized R.1C Zones

5.1.3.3.1 R.1C-1

Deleted by By-law (1998)-15658.

5.1.3.3.2 R.1C-2

As shown on Defined Area Map Number 10 of Schedule "A" of this **By-law**.

5.1.3.3.2.1 Regulations

5.1.3.3.2.1.1 Minimum **Rear Yard** 15 metres

5.1.3.3.2.1.2 Berms A safety berm, constructed to the height of 2 metres above **Finished Grade**, shall be maintained along the **Rear Lot Line**, parallel to the Canadian National Railway right-of-way.

5.1.3.3.3 R.1C-3

(added/amended by 15006)

Ward One Area (South of York Rd.)

As shown on Defined Area Map Numbers 38 and 46 of Schedule "A" of this **By-law**.

5.1.3.3.3.1 Regulations

5.1.3.3.3.1.1 Minimum **Front Yard** and **Exterior Side Yard** Despite Row 6 of Table 5.1.2 and Section 4.24, all **Front** and **Exterior Side Yards** in the R.1C-3 **Zone** shall be in accordance with the following: The minimum **Front** and **Exterior Side Yards** shall be 6 metres or the average of the **Setbacks** of the adjacent properties.

5.1.3.3.4 R.1C-4

Deleted by **By-law** (2003)-17187

5.1.3.3.5 R.1C-5

(added/amended by 15006, 16104 and 16170)

As shown on Defined Area Map Numbers 42, 56, 67, and 75 of Schedule "A" of this **By-law**.

5.1.3.3.5.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of By-law Number (1995)-14864, as amended.

5.1.3.3.5.2 Regulations

In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.1.3.3.5.2.1 Minimum **Front Yard**

(added/amended by 15692)

i) From Starwood Drive – 7.5 metres from the **Street Line**.

ii) From all other Streets – 6 metres from the **Street Line**.

5.1.3.3.5.2.2 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.3.5.2.3 Location of Legal **Off-Street Parking Space**

Notwithstanding Sections 4 and 5.1.2 of this By-law, the legal **Off-Street Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

5.1.3.3.6 R.1C-6

(added/amended by 15006 and 16661)

As shown on Defined Area Map Numbers 56 and 62 of Schedule "A" of this **By-law**.

5.1.3.3.6.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.3.6.2 Regulations

In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.1.3.3.6.2.1 Minimum **Lot Area**

355 m².

5.1.3.3.6.2.2 Minimum **Front Yard**

i) From Starwood Drive – 7.5 metres from the **Street Line**;

ii) From all other **Streets** – 6 metres from the **Street Line**.

5.1.3.3.6.2.3 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.3.6.2.4 Location of Legal **Off-Street Parking Space**
Notwithstanding Sections 4 and 5.1.2 of this **By-law**, the legal **Off-Street Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

5.1.3.3.7 R.1C-7

(added/amended by 15006)

As shown in Defined Area Map Number 5 of Schedule "A" of this **By-law**.

5.1.3.3.7.1 Regulations

5.1.3.3.7.1.1 Minimum **Lot Area**
334.28 m².

5.1.3.3.8 R.1C-8

(added/amended by 15006)

As shown on Defined Area Map Number 41 of Schedule "A" of this **By-law**.

5.1.3.3.8.1 Regulations

5.1.3.3.8.1.1 Minimum **Lot Frontage**
10 metres.

5.1.3.3.8.1.2 Minimum **Front Yard**

In accordance with Row 6 of Table 5.1.2 and the following:

5.1.3.3.8.1.2.1 A 5.5 metre **Setback** from Kortright Road shall be permitted for the wrap-around **Porch** component of **Corner Lot** dwellings which front onto **Streets** 1 and 2.

5.1.3.3.9 R.1C-9

Deleted by **By-law** (2003)-17187

5.1.3.3.10 R.1C-10

(added/amended by 15170)

As shown on Defined Area Map Number 30 of Schedule "A" of this **By-law**.

5.1.3.3.10.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.3.10.2 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.3.10.2.1 Minimum **Front Yards**

Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, the following minimum **Front Yards** shall apply:

- a) Minimum **Front Yard** – 6.0 metres from **Street Line** of local **Streets**.

- b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Clair Road.
- c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (**Street A**) or Clair Road.

5.1.3.3.11 R.1C-11

(added/amended by 15170 and 16170)

As shown on Defined Area Map Numbers 30 and 42 of Schedule "A" of this **By-law**.

5.1.3.3.11.1 Permitted **Uses**

In accordance with the **Uses** permitted by Sections 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.3.11.2 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.3.11.2.1 Minimum **Front Yards**

Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following minimum Front Yards shall apply:

- a) Minimum **Front Yard** – 6.0 metres from a **Street Line** of local **Streets**.
- b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Clair Road.
- c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (**Street A**) or Clair Road.

5.1.3.3.11.2.2 Storm Gallery Protection

No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.1.3.3.12 R.1C-12

(added/amended by 15868)

As shown on Defined Area Map Number 12 of Schedule "A" of this **By-law**.

5.1.3.3.12.1 Regulations

In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exception:

5.1.3.3.12.1.1 Storm Gallery Protection

No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.1.3.3.13 R.1C-13

(added/amended by 16170)

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.1.3.3.13.1 Regulations

In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exceptions and additions:

5.1.3.3.13.1.1 Minimum **Lot Frontage**

12 metres.

5.1.3.3.13.1.2 Minimum **Front Yard**

4.5 metres.

5.1.3.3.13.1.3 Access to Parking

Notwithstanding Section 4.13.3.1 vehicular access shall be from the rear lane only.

5.1.3.3.13.1.4 Minimum **Rear Yard**

12 metres, except where there is an attached **Garage** where the minimum **Rear Yard** shall be 6 metres.

5.1.3.3.13.1.5 Minimum **Landscaped Open Space**

60 square metres excluding open spaces in the **Front and Side Yards**.

5.1.3.3.13.1.6 Minimum **Off-Street Parking**

Notwithstanding Section 4.13.4.3 a minimum of 2 spaces shall be required and notwithstanding Section 4.13.2.1 the **Parking Spaces** may be located a minimum distance of 0.6 metres from the rear lane.

5.1.3.3.13.1.7 Detached **Garages**

In accordance with Section 4.5

5.1.3.3.13.1.8 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.3.13.1.9 Temporary Use Provision

(added/amended by 16788 and 17733)

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

A temporary new home information and sales **Office** shall be permitted at 64, 66, 68 and 70 Clairfields Drive East, devoted exclusively to new home sales within the Westminister Woods Subdivision, subject to the following specific regulations:

a) Maximum **Building Height** – One (1) **Storey**.

b) Maximum **Floor Area** – 232 square metres.

c) Minimum **Front and Exterior Side Yard** – 6 metres.

d) Lapsing – The temporary **Use** provided by this section shall lapse on August 31, 2006. No further requests to extend the temporary use beyond this date shall be supported.

5.1.3.3.14 R.1C-14

(added/amended by 16507)

As shown on Defined Area Map Number 29 of Schedule "A" of this **By-law**.

5.1.3.3.14.1 Permitted **Uses**

In accordance with Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.1.3.3.14.2 Regulations

In accordance with of Sections 4 and 5.1.2 of this **By-law**, as amended, with the following exceptions and additions:

5.1.3.3.14.2.1 Minimum **Lot Area**

The minimum **Lot Area** shall be 345 square metres.

5.1.3.3.14.2.2 Minimum **Lot Frontage**

The minimum **Lot Frontage** shall be 13.7 metres.

5.1.3.3.14.2.3 Minimum **Front Yard**

- a) Interior Lots: The minimum **Front Yard** shall be 4.5 metres (for dwelling) and 6.0 metres (for **Garage**).
- b) Corner Lots: the minimum **Front Yard** shall be 6.0 metres (for dwelling) and 6.0 metres (for **Garage**).

5.1.3.3.14.2.4 Minimum **Exterior Side Yard**

The minimum **Exterior Side Yard** shall be 4.5 metres and 6.0 metres (for **Garage**).

5.1.3.3.14.2.5 Minimum **Side Yards**

- a) Where an attached **Garage** is provided, one **Side Yard** shall be 0.6 metres and the other **Side Yard** shall be 1.2 metres.
- b) Where an attached **Garage** is not provided, one **Side Yard** shall have a minimum dimension of 3 metres and the other **Side Yard** shall be 0.6 metres.

5.1.3.3.14.2.6 Minimum **Rear Yard**

The minimum **Rear Yard** shall be 7 metres.

5.1.3.3.14.2.7 Sight Line Triangle

In addition to Section 4.6.1, sightline triangles shall also be provided in accordance with Sections 4.6.2.1, 4.6.2.2 and 4.6.2.3.

5.1.3.3.14.2.8 Permitted Yard Projections

Permitted yard projections shall be permitted in accordance with Section 4.7 with the following exceptions to Table 4.7 with respect to **Porches** in **Front Yards** and **Exterior Side Yards**:

Table 1 -Yard Projections

Row	Structure	Required Yard	Maximum Projection into the Required Yard	Minimum Setback From Lot Line
1	Uncovered Porch not more than 1.2 metres above Finished Grade	Front and Exterior Side Yards	1.5 metres	0.8 metres
2	Uncovered Porch above 1.2 metres to a maximum height not exceeding the main floor/entry level.	Front and Exterior Side Yards	1.5 metres	0.8 metres
3	Open Roofed Porch not exceeding 1 Storey in height	Front and Exterior Side Yards	0.9 metres	2 metres

5.1.3.3.15 R.1C-15

(added/amended by (2001)-16550)

As shown on Defined Area Map Number 61 of Schedule "A" of this **By-law**.

5.1.3.3.15.1 Permitted **Uses**

(amended by (2020)-20555)

- A maximum of eight (8) **Single Detached Dwellings**.
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.

5.1.3.3.15.2 Regulations

In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exceptions and additions:

5.1.3.3.15.2.1 Number of **Buildings** per **Lot**

Despite Section 4.4 of this **By-law** more than one **Building** shall be permitted on a lot in the R.1C-15 **Zone**.

5.1.3.3.15.2.2 Minimum **Rear Yard**

Despite Table 5.1.2, Row 8, the minimum **Rear Yard** shall be 6 metres.

5.1.3.3.15.2.3 Minimum Separation Distance between **Dwellings**

2.4m

5.1.3.3.15.2.4 Minimum **Driveway** Width

6 metres.

5.1.3.3.15.2.5 Minimum **Parking**

Despite Section 4.13.4.3 a minimum of 2 **Parking Spaces** per unit shall be provided.

5.1.3.3.15.2.6 Minimum **Private Amenity Area**
80 square metres per unit having a minimum depth of 6 metres from the wall of the **Dwelling Unit**.

5.1.3.3.16 R.1C-16

(added/amended by 16947)

As shown on Defined Area Map Number 75 of Schedule "A" of this **By-law**.

5.1.3.3.16.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.3.16.1.1 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.3.16.1.2 Minimum **Side Yards**

a) Where an attached **Garage** or **Carport** is provided, one **Side Yard** shall have a minimum dimension of 0.6 metres and the other **Side Yard** shall be 1.2 metres.

b) Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

5.1.3.3.17 R.1C-17

(added/amended by 17005)

As shown on Defined Area Map Number 75 of Schedule "A" of this **By-law**.

5.1.3.3.17.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions and additions:

5.1.3.3.17.1.1 Window Locations

With the exception of **Basement** windows, windows facing onto a **Side Yard** are prohibited beyond a distance of 13.8 metres behind the front **Lot** line, except that opaque windows or windows higher than 1.8 metres above finished floor level shall be permitted.

5.1.3.3.18 R.1C-18

(added/amended by 17186)

As shown on Defined Area Map Numbers 42 and 75 of Schedule "A" of this **By-law**.

5.1.3.3.18.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.3.18.1.1 Regulations for Interior **Lots**

Minimum **Front Yard**

- The minimum **Front Yard** shall be 4.5 metres (for dwelling) and 6 metres (for **Garage**) and in accordance with Sections 4.6 and 5.1.2.3.

Minimum **Side Yard**

- Where an attached **Garage** or **Carport** is provided, one **Side Yard** shall have a minimum dimension of 0.6 metres and the other **Side Yard** shall have a minimum dimension of 1.2metres.
- Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

5.1.3.3.18.1.2 Regulations for **Corner Lots**

Minimum **Front Yard** and **Exterior Side Yard** for **Corner Lots**

- The minimum **Front Yard** and **Exterior Side Yard** shall be 4.5 metres (for dwelling) and 6 metres (for **Garage**) and in accordance with Sections 4.6 and 5.1.2.3.
- Despite the reference to Defined Area Map 66, the general sight line requirements outlined in Section 4.6.2 shall apply for all corner **Lots**.

Minimum Interior **Side Yard** for **Corner Lots**

- Where an attached **Garage** or **Carport** is provided, the interior **Side Yard** shall be permitted to have a minimum dimension of 0.6 metres.
- Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

5.1.3.3.19 R.1C-19

(added/amended by 17595)

As shown on Defined Area Map Number 56 of Schedule "A" of this **By-law**.

5.1.3.3.19.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.3.19.1.1 Minimum **Lot Frontage**

The minimum **Lot Frontage** shall be 10.5 metres.

5.1.3.3.20 R.1C-20

(added/amended by 17711)

As shown on Defined Area Map Number 62 of Schedule "A" of this **By-law**.

5.1.3.3.20.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.3.20.1.1 Minimum **Rear Yard**
4 metres.

5.1.3.3.21 R.1C-21/R.3A-3(H)

(added/amended by 17879)

As shown on the Defined Area Map Number 23 of Schedule "A" of this **By-law**.

5.1.3.3.21.1 Permitted **Uses**

In accordance with the provisions of Section 5.1.1 of **By-law** Number (1995) – 14864 as amended, with the following additional **Use**:

- A maximum of 8 **Townhouse Dwellings**

5.1.3.3.21.2 Regulations for **Uses** Permitted by Section 5.1.1:

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995) – 14864 as amended, with the following exceptions:

5.1.3.3.21.2.1 Minimum Front Yard

- 2.5 metres from **Front Lot Line** to the **Building** face
- 4 metres from **Front Lot Line** to the **Garage**.

5.1.3.3.21.3 Regulations for **Townhouse Dwellings**

In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995) – 14864 as amended, with the following exceptions:

5.1.3.3.21.3.1 Minimum **Front Yard**

2.5 metres from **Front Lot Line** to the **Building** face

5.1.3.3.21.3.2 Maximum **Building Height**

2 Storeys

5.1.3.3.21.3.3 **Parking Space** Size

2.75 metres x 5.5 metres

5.1.3.3.21.3.4 **Buffer Strips**

None required

5.1.3.3.21.4 Holding Provision

5.1.3.3.21.4.1 Purpose

To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the **City** of Guelph.

5.1.3.3.21.4.2 Holding Provision Conditions

Prior to the removal of the Holding symbol (H) the owner shall complete the following conditions to the satisfaction of the **City**:

1. That the owner shall receive approval for the necessary consent to convey applications (ie. severances) to create the **Lots** and the deeds shall be endorsed.
2. The owner enters into a Subdivision Agreement with the **City** registered on title, satisfactory to the **City** Solicitor, which includes all requirements, related to the development of the lands including servicing, financial and otherwise to the satisfaction of the City of Guelph.

5.1.3.3.22 R.1C-22

(added/amended by 18003)

As shown on Defined Area Map Number 45 of Schedule "A" of this **By-law**.

5.1.3.3.22.1 Permitted **Uses**

In accordance with the provisions of Section 5.1.1 Zoning **By-law** (1995) – 14864, as amended.

5.1.3.3.22.2 Regulations

In accordance with Section 5.1.2 of Zoning **By-law** (1995) – 14864, as amended with the following exceptions:

5.1.3.3.22.2.1 Frontage on a **Street**

Despite Section 4.1 of the Zoning **By-law** (1995)-14864, as amended, development may occur on a privately owned **Street**.

5.1.3.3.22.2.2 Minimum **Front Yard**

The minimum **Front Yard** shall be 3 metres for the **Dwelling** and 6 metres for the **Garage** from the private **Street**.

5.1.3.3.22.2.3 Minimum **Exterior Side Yard**

1.5 metres

5.1.3.3.22.2.4 Minimum Separation from Railway Right-of-Way

30 metres

5.1.3.3.23 R.1C-23

(added/amended by 18133)

As shown on Defined Area Map Number 75 of Schedule "A" of this **By-law**.

5.1.3.3.23.1 Permitted **Uses**

(amended by (2020)-20555)

In accordance with Section 5.1.1 of this **By-law**.

5.1.3.3.23.2 Regulations

1. General Sight Lines

Section 4.6.2.2 shall not apply in this **Zone**.

2. Off-Street **Parking** Location

Despite Section 4.13.2.1, an off-street **Parking Space** located in a **Garage** can be located 0.6 metres from Wilkie Crescent and Laughland Lane.

3. Accessory **Buildings** or **Structures**

- a) Despite Section 4.5.1, a Detached **Garage** shall have a minimum **Front Yard** of 0.6 metres from Wilkie Crescent and Laughland Lane.
- b) Despite Section 4.5.4, **Accessory Buildings** and **Structures** can occupy a maximum of 15% of the **Lot Area**.
- c) Despite Section 4.5.1.1, a maximum area of 42% of the **Front Yard** between Wilkie Crescent and Laughland Lane and the nearest foundation wall of the main **Building** facing the public **Street Lines** can be occupied by **Buildings** and **Structures**.

5.1.3.3.23.2.1 For all **Uses** outlined in Section 5.1.1 of this **By-law**, the regulations in Section 5.1.2 shall apply, with the following exception:

Minimum **Front Yard**

Despite Table 5.1.2, Row 6, 4.5 metres from the Tolton Drive **Street Line** with no vehicular access to the **Street**.

5.1.3.3.23.2.2 deleted by (2020)-20555

5.1.3.3.24 R.1C-24

(added/amended by 19476)

As shown in Defined Area Map Number 73 of Schedule "A" of this **By-law**.

5.1.3.3.24.1 Permitted **Uses**

(amended by (2020)-20555)

In accordance with Section 5.1.1 of this **By-law**.

5.1.3.3.24.2 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.3.24.2.1 Off-Street **Parking** Location

- a) Despite Section 4.13.2.1, Section 4.5.1, and Table 5.1.2 Rows 9 and 12, an off-street **Parking Space** located in a **Detached Garage** can be located 5.5 metres from the **Street Line**, when the **Driveway** is located between the **Street Line** and **Detached Garage**.
- b) Despite Section 4.13.2.1, Section 4.5.1, Table 5.1.2 Rows 9 and 12, an off-street **Parking Space** located in a **Detached Garage** can be located 3.0 metres from the **Street Line**, when no portion of the **Driveway** is between the **Street Line** and **Detached Garage**.

5.1.3.3.24.2.2 Accessory **Buildings** or **Structures**

- a) Despite Section 4.5.1 and Table 5.1.2 Row 9, a **Detached Garage** located behind the detached dwelling shall have a minimum **Front Yard** setback of 3.0 metres.
- b) Despite Section 4.5.1.1 and Table 5.1.2 Row 9, a maximum area of 42% of the **Front Yard** where a **Detached Garage** is located between the **Street Line** and the nearest foundation wall of the main residential **Building** facing the public **Street Line** can be occupied by **Buildings** and **Structures**.

5.1.3.3.24.2.3 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, the main residential **Building** shall be 4.5 metres from the **Street Line** with no vehicular access to that **Street**.

5.1.3.3.24.2.4 **Additional Residential Dwelling Unit** within a separate **Building** on the **Lot** Regulations

(amended by (2020)-205555)

For an **Additional Residential Dwelling Unit** within a separate **Building** on the **Lot** occupying the second **Storey** of a **Detached Garage**, the regulations in Section 5.1.2 shall apply with the following exceptions and additions:

- a) Despite Section 4.5.2.1, a **Detached Garage** with an **Additional Residential Dwelling Unit** shall have a minimum **Building Height** of two **Storeys** and 7.6 metres.
- b) Deleted by (2020)-20555
- c) Deleted by (2020)-20555

5.1.1.3.25 R.1C-25

(added/amended by 19584)

As shown on Defined Area Map Number 62 of Schedule "A" if this **By-law**.

5.1.1.3.25.1 Permitted **Uses**

In accordance with the **Uses** permitted in Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.1.1.3.25.2 Regulations

In accordance with the provisions of Section 5.1.2 and Table 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.1.3.25.2.1 Minimum **Front Yard Setback**

9 metres

5.1.3.3.26 R.1C-26

(added/amended by 19680)

1159 Victoria Road South

As shown on Defined Area Map Number 74 of Schedule "A" of this **By-law**.

5.1.3.3.26.1 Permitted **Uses**

In accordance with Section 5.1.1 of the **By-law**.

5.1.3.3.26.2 Regulations

In accordance with Section 5.1.2 of the **By-law**, with the following exceptions:

5.1.3.3.26.2.1 Minimum **Lot Area**

Despite Row 3, 360m²

5.1.3.3.26.2.2 Minimum **Front Yard**

Despite Row 6, 6m to an attached **Garage** or **Carport** and 4.5m in all other cases and including Sections 4.6 and 5.1.2.3 of the **By-law**.

5.1.3.3.26.2.3 Minimum **Exterior Side Yard**

Despite Row 6a, 2.4m and including Sections 4.6 and 5.1.2.3 of the **By-law**.

5.1.3.3.26.2.4 Minimum **Side Yard**

Despite Row 7, 1.2m on one side and 0.6m on the other side.

5.1.3.3.27 R.1C-27

(added/amended by 19969)

As shown on Defined Area Map Number 57 of Schedule "A" of this **By-law**.

5.1.3.3.27.1 Permitted **Uses**

In accordance with the provisions of Section 5.1.1 of **By-law** Number (1995)-14864 as amended.

5.1.3.3.27.2 Regulations

In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.3.27.2.1 Minimum **Front Yard Setback**

4.5 metres for **Habitable Floor Space** and 6 metres to the front wall of a **Garage** and in accordance with Sections 4.6 and 5.1.2.3.

5.1.3.3.28 R.1C-28

(added/amended by 20002)

635 Woodlawn Road East

As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

5.1.3.3.28.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.3.28.2 Regulations

In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

- 5.1.3.3.28.2.1 **Minimum Lot Area**
Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 360 m².
- 5.1.3.3.28.2.2 **Minimum Front Yard**
Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.
- 5.1.3.3.28.2.3 **Minimum Side Yard**
Despite Table 5.1.2, Row 7, and Sections 5.1.2.8, 5.1.2.1, 5.1.2.2 the minimum **Side Yard** shall be 0.6 metres on one side and 1.2 metres on the other side.

Where a rear yard catch basin and storm lateral is located, the minimum Side Yard shall be 1.5 metres for that **Side Yard** and the other **Side Yard** shall be a minimum of 0.6 metres. The adjacent **Lot** shall also have a minimum **Side Yard** of 1.5 metres where it abuts a **Side Yard** containing a storm lateral, so as to provide a combined minimum total of 3.0 metres.

5.1.3.3.29 R.1C-29

(added/amended by 20002)
635 Woodlawn Road East

As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

- 5.1.3.3.29.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.3.29.2 **Regulations**
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:
 - 5.1.3.3.29.2.1 **Minimum Lot Area**
Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 360m².
 - 5.1.3.3.29.2.2 **Minimum Front Yard**
Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.
 - 5.1.3.3.29.2.3 **Minimum Side Yard**
Despite Table 5.1.2, Row 7, and Sections 5.1.2.8, 5.1.2.1, 5.1.2.2 the minimum **Side Yard** shall be 0.6 metres on one side and 1.2 metres on the other side.

5.1.3.3.30 R.1C-30

(added/amended by 20034)

As shown on Defined Area Map Number 29 of Schedule "A" of this **By-law**.

5.1.3.3.30.1 Permitted Uses

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended, with the following addition:

Neighbourhood Club

For the purposes of the R.1C-30 Zone, **Neighbourhood Club** is defined as a **Place** used as a private facility that serves the neighbourhood and is operated by members of a not-for-profit organization that maintains formal membership for community, social, literary, recreational or cultural purposes and permits a neighbourhood guest facility up to a maximum of two guest suites for the exclusive use of the not-for-profit organization. The **Use** does not include **uses** that are normally carried out as a commercial enterprise and does not include an **Amusement Park, Arena or Public Hall, Gaming Establishment or Religious Establishment**.

5.1.3.3.30.2 Regulations

In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.1.3.3.30.2.1 Minimum **Front Yard**

The minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.3.30.2.2 Minimum **Side Yard**

The minimum **Side Yard** shall be 0.6 metres on one side and 1.2 metres on the other side.

5.1.3.3.30.2.3 **Development** Regulations for **Neighbourhood Club**

- The **Neighbourhood Club Use** shall only be permitted within the existing heritage **Building**
- Minimum of two off-street **Parking Spaces** shall be required
- The **Neighbourhood Club Use** shall not be permitted in association with any other permitted **Use**.

5.1.3.3.31 R.1C-31

(added/amended by 20394)

127 Cityview Drive North

As shown on Defined Area Map Number 57 of Schedule "A" of this **By-law**.

5.1.3.3.31.1 Regulations

In accordance with the provisions of Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Single Detached Dwellings) of **By-law** Number (1995)-14864, as amended, with the following exception and addition:

5.1.3.3.31.1.1 Minimum **Lot Frontage**

Despite Table 5.1.2, Row 4 of the **By-law**, the minimum **Lot Frontage** shall be 11.43 metres.